Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 835653 DEEDWARR
04/06/2022 12:39:17 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220406-0039927

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of April, 2022.

Notary Public

(Affix Seal)

My Commission Expires: [illegible]

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

2022-03-125

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Claire M. Schu and Peter J. Schu<br>5045 English Village Drive<br>Nashville, TN 37211 | OWNER | Map/Parcel<br>161-10-0A-183.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Davide Tocci, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Claire M. Schu and Peter J. Schu, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Davide Tocci, an unmarried man by Warranty deed from Qingxiao Zhu and Liping Ren, husband and wife of record in Instrument No. 20180626-0061544 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 26, 2018.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5045 English Village Drive, Nashville, TN 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jenna Scheppe, wife of Davide Tocci, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property.

Effective the _____ day of April, 2022:

Davide Tocci

Jenna Scheppe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2022, before me personally appeared Davide Tocci and Jenna Scheppe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024